



CARDENTE
REAL ESTATE
Commercial / Investment Brokerage

For Sale

159 ELM & 23 GREEN STREET • BIDDEFORD, MAINE



21 UNIT RESIDENTIAL PROPERTY PACKAGE

Cardente Real Estate is pleased to offer for sale two residential properties:

159 Elm Street offers 15 residential units (seven 1-bedroom, seven 2-bedroom, and one 3-bedroom unit), an office and garage unit with overhead door, and work space unit. Many of the residential units boast recent upgrades, including new appliances, cabinets, flooring, paint, counters, bathrooms, windows and insulation. There are four off-street parking spaces, plus street parking is available. There is currently an on-site manager.

This property is also being offered together with 23 Green Street, located just a short walk away.

23 Green Street offers four residential units ideal for an owner/occupant. The first floor unit has been recently renovated and has very nice finishes with three bedrooms. The remaining three units have two bedrooms each. This property is located in a nice residential neighborhood and offers some limited off-street parking.

The recent upgrades to the properties have been significant and we anticipate that any units currently under construction will be completed prior to purchase.



Karen Rich
karen@cardente.com

For more information, please contact:

Cardente Real Estate
207.775.7363



CoSTAR **POWER**
GROUP **BROKER**



Cheri Bonawitz, CCIM
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159 Elm Street Details

Property Address:	159 Elm Street, Biddeford, Maine
Location:	Map 38/Lot 145
Property Type:	Commercial/Retail and Residential
Total Buildings:	One (1)
Total Stories:	Two (2)
Total Units:	Seven (7) 1-bedroom Seven (7) 2-bedroom One (1) 3-bedroom One (1) Office/Garage unit One (1) Workspace unit
Building Size:	15,191± Square Feet
Year Built:	1900
Land Area:	0.23± Acres
Zoning:	MSRD1*
Exterior:	Brick/Masonry
Interior:	Drywall/Sheetrock
Heat Fuel/Type:	Oil/Hot water



WORKSPACE UNIT

Sale Details

Price Per Unit:	\$64,411
Sale Price:	\$1,095,000



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23 Green Street Details

Property Address:	23 Green Street, Biddeford, Maine
Location:	Map 38/Lot 262
Property Type:	Multi-Family Residential
Total Buildings:	One (1)
Total Stories:	Two (2)
Total Units:	One (1) 3-bedroom Three (3) 2-bedroom
Building Size:	4,247± Square Feet
Year Built:	1900
Land Area:	0.06± Acres
Zoning:	MSRD2* see next page
Exterior:	Vinyl Siding
Interior:	Drywall/Sheet
Heat Fuel/Type:	Oil/Hot Water



Sale Details

Price Per Unit:	\$59,750
Sale Price:	\$239,000



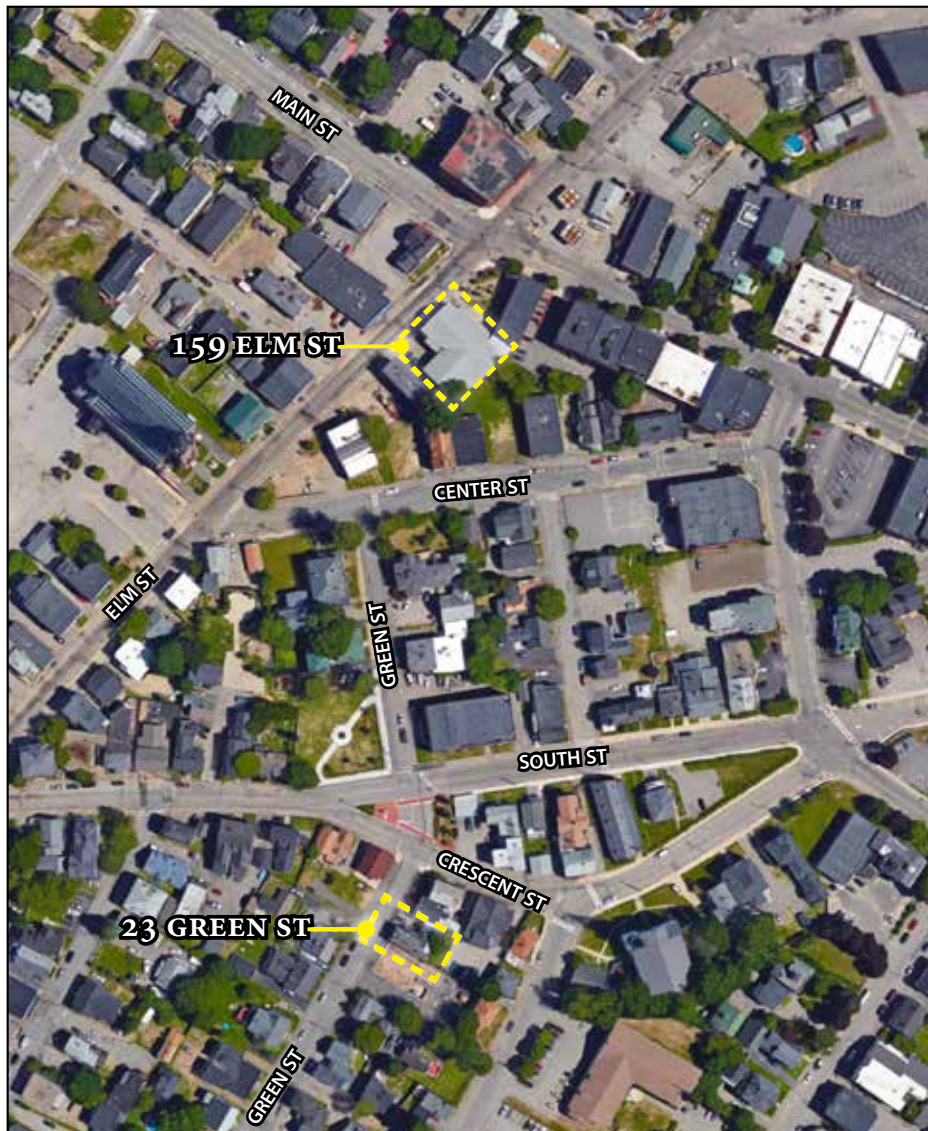


Property Map

**Main Street Revitalization District zones to be known as MSRD Zones*

MSRD1: The commercial core district where the intent is to preserve the historic character of Biddeford while promoting the growth of businesses and residences in the district.

MSRD2: The residential conservation district where the intent is to provide for areas of medium density while preserving the residential and historical character of the existing buildings while still providing opportunities for maintenance and remodeling of residences.



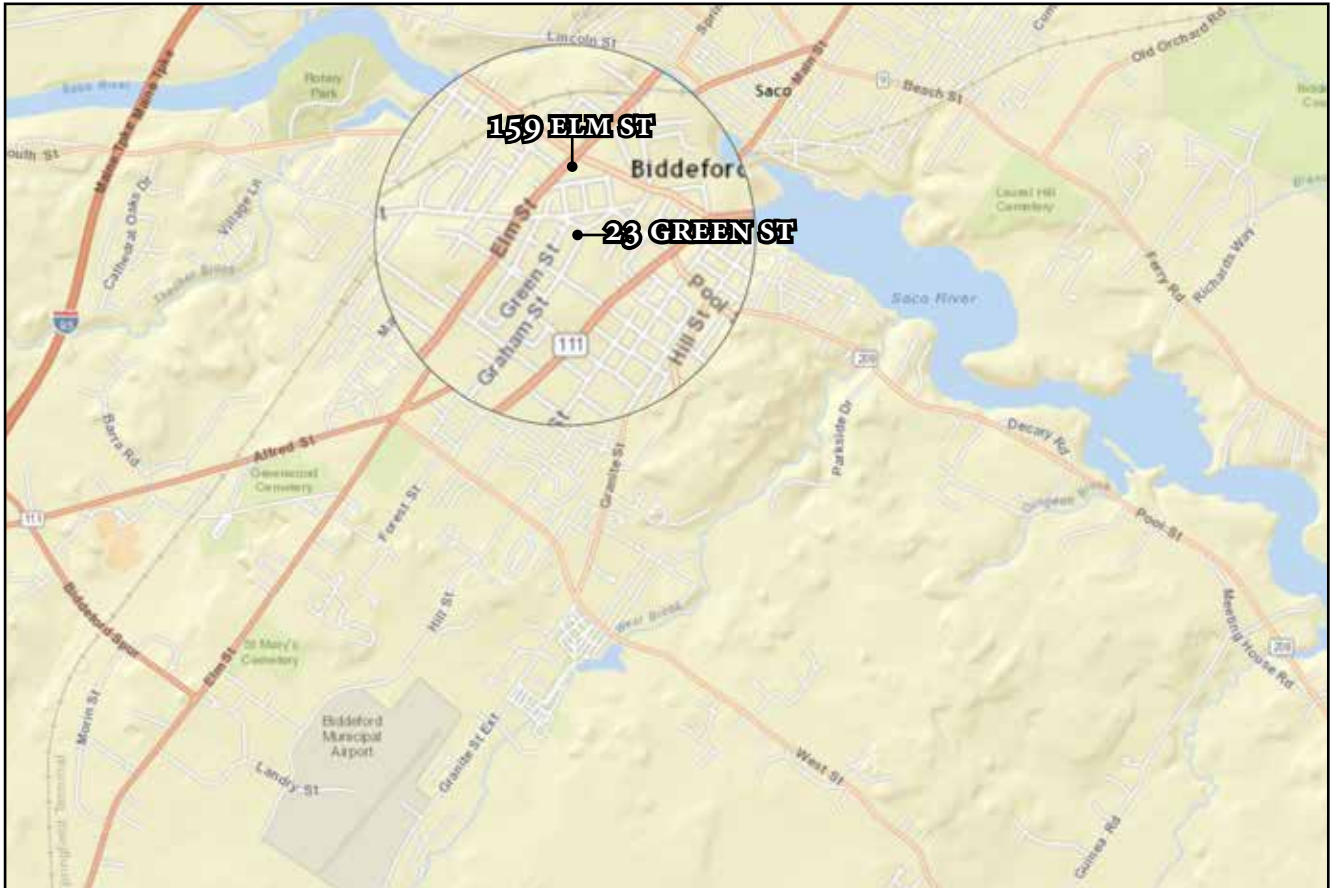
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Property Map



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